

# \$750,000 - 25 Rossdale Road Sw, Calgary

MLS® #A2257395

## \$750,000

3 Bedroom, 1.00 Bathroom, 956 sqft

Residential on 1.48 Acres

Rosscarrock, Calgary, Alberta

ATTENTION DEVELOPERS, BUILDERS AND INVESTORS !!60 FOOT FRONTAGE!! 100 FOOT DEPTH!! Prime Inner City lot with approved DP for an infill. Excellent investment opportunity and/or holding property for future redevelopment. Located in the heart of Rosscarrock on a quiet street within walking distance to schools, parks, Shaganappi Golf Course, C-Train, Westbrook Shopping Mall, Edworthy Park and much more. Excellent location.

Built in 1959

### Essential Information

MLS® #	A2257395
Price	\$750,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	956
Acres	1.48
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	25 Rossdale Road Sw
Subdivision	Rosscarrock



City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3C2P1

### **Amenities**

Parking Spaces	2
Parking	Double Garage Attached, Driveway
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), No Smoking Home
Appliances	Dishwasher, Dryer, Gas Stove, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	None
Lot Description	Back Lane, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	September 15th, 2025
Zoning	Residential - Contextual

### **Listing Details**

Listing Office	Royal LePage Solutions
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